

S-14-2009
Perez Minor Subdivision
4111 South 5400 West
R-1-8 Zone
2 Lots

BACKGROUND

The West Valley Public Works Department, is requesting preliminary and final plat approval for the Perez Minor Subdivision. The subject property is located at the southeast corner of 4100 South and 5400 West. The property is zoned R-1-8 and is bordered on the east and south by existing residential uses.

STAFF/AGENCY CONCERNS:

Fire Department:

- X New hydrant may need to be installed if distance requirements exceed the uniform fire code.

Granger Hunter Improvement District:

- X Project will need to run availability for water, sewer and fire protection.
- X Subject to design and review inspections.

Utility Agencies:

- X Subject to all standard easement locations.

Public Works:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- § City will install curb, gutter and sidewalk along 5400 West.
- § Revisions to the plat required.
- § City will coordinate subdivision name with County Auditor's Office.
- § Ground water notation will be placed on the plat as a result of a field investigation by the City's Chief Building Official. Lowest floor slab will be a maximum 68 inches from existing grade.

ISSUES:

- X The West Valley City Public Works Department, is requesting preliminary and final plat approval for the Perez Minor Subdivision. The subdivision came about as a result of the proposed City sidewalk improvement project along 5400 West. As a result of street dedication, and the proximity of the existing dwelling, the City made the decision to purchase the property. At the present time, an existing dwelling is located at the corner of the property, but will be demolished. The new lot created as a result of the subdivision will be owned by Mr. Perez.
- § Access to the subdivision will be gained from 5400 West. Although an existing access is provided from 4100 South, staff believes that this access should be eliminated in favor of access to 5400 West. All public improvements will be constructed by the City as part of the improvement project. New lot owners will need to coordinate improvements with Granger Hunter Improvement District.
- § There is an existing irrigation ditch running along the south boundary of lot 2. The City will install an irrigation box as part of the improvement project. As this property has historically taken the tail water from water users to the south, it will likely continue to do so once the subdivision is completed. This matter will be more thoroughly addressed as the improvement project moves along.
- § While processing the subdivision, staff knows that accommodations to allow basements will be a selling point for the property that the City owns, and is a desire of Mr. Perez for his own dwelling. In small subdivisions, the City has allowed the Building Official to make a recommendation regarding the basement depth. After a field investigation, the Building Official has determined that a basement depth of 68-inches from existing grade would be acceptable.
- § As mentioned previously, the City will be demolishing the existing dwelling. All provisions for this action will be coordinated between Public Works and the Building Division. The new home placement on this lot will comply with existing City setbacks and building standards.

STAFF ALTERNATIVES:

- A. Approve the Perez Minor Subdivision subject to the following conditions:
 - 1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.

2. That the subdivision name be approved by Salt Lake County.
 3. Elevation of lowest floor slab shall be at least 3 feet above the high ground water elevation, if encountered. Lowest floor slabs shall in no case be more than 68 inches below existing grade as determined by a field investigation of adjoining properties as conducted by the Building Official.
 4. That all matters pertaining to the existing irrigation system be addressed with the Public Works Department at the time of the 5400 West improvement project.
 5. That access to 4100 South be prohibited.
- B. Continuance to allow the applicant an opportunity to address issues raised during the public hearing.

Applicant:

West Valley City
Steve Dale
Public Works Department

Discussion: Steve Lehman presented the application. Phil Conder asked how access issues to the site will be resolved. Steve replied that staff is recommending that the primary access be gained from 5400 West as opposed to 4100 South. However, if the purchaser of the corner property wishes to have a secondary access for an R.V. or something, access onto this street could be worked out. Commissioner Conder asked if primary access is well defined. Steve replied that primary access is not defined in the ordinance but staff suggests that the primary access would lead to the garage of the dwelling. Terri Mills expressed concern involving stacking on 5400 West. She added that a home facing 4100 South may help the streetscape and could eliminate potential traffic problems on 5400 West. Barbara Thomas asked if homes facing 4100 West must have a circular driveway. Steve replied that a circular driveway would be required if the home were to face 4100 South. Steve Dale, representing the West Valley City Public Works department, stated that the City would still prefer access on 5400 West due to the comparative volume of traffic. He stated that if access is granted on 4100 South the property owner would need to have a circular or hammerhead driveway to enable forward pullout. Brent Fuller asked if this application will return to the Planning Commission when there is a house plan. Steve replied no, it would just go through the building permit process.

Harold Woodruff stated that he felt access could be left up to the property owner and worked out accordingly with the City.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval subject to the 5 conditions listed by staff, striking condition number 5 and stating that whomever purchases the property may choose 4100 South or 5400 West for access.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Chairman Woodruff	Yes

Unanimous –S-14-2009 – Approved